



Trusted
Property Experts



Gravel Hill
CV4 9JN

Gravel Hill

CV4 9JN

Shortland Horne are delighted to present this exceptional three bedroom end terrace home, having been comprehensively renovated throughout to an outstanding standard. Taken back to brick and refurbished from top to bottom, this beautifully finished property offers stylish, move-in ready accommodation, making it an ideal purchase for first time buyers or families.

The accommodation begins with a welcoming entrance hall leading to a spacious living room, offering an excellent space for both relaxing and entertaining. To the rear is a stunning contemporary kitchen, thoughtfully designed with a range of modern wall and base units, quality work surfaces and integrated appliances, creating the perfect hub of the home.

The first floor offers three well proportioned bedrooms, comprising two generous doubles and a comfortable single bedroom. Completing the first floor is a beautifully appointed family bathroom, finished with elegant tiling, contemporary black fittings and a shower over the bath.

Outside, the property enjoys a generous rear garden offering excellent space for outdoor entertaining, children to play or keen gardeners to create their ideal outdoor retreat. The front of the property overlooks an open green, giving a pleasant outlook and sense of space.

This is a home where all the hard work has already been done and is offered with no onward chain.

selling quality
property since 1995









Dimensions

GROUND FLOOR

Entrance Hallway
4.75m x 1.78m

Living Room
4.32m x 3.63m

Kitchen
3.05m x 5.56m

FIRST FLOOR

Landing
2.39m x 1.80m

Bedroom
4.22m x 3.35m

Bedroom
3.18m x 3.71m

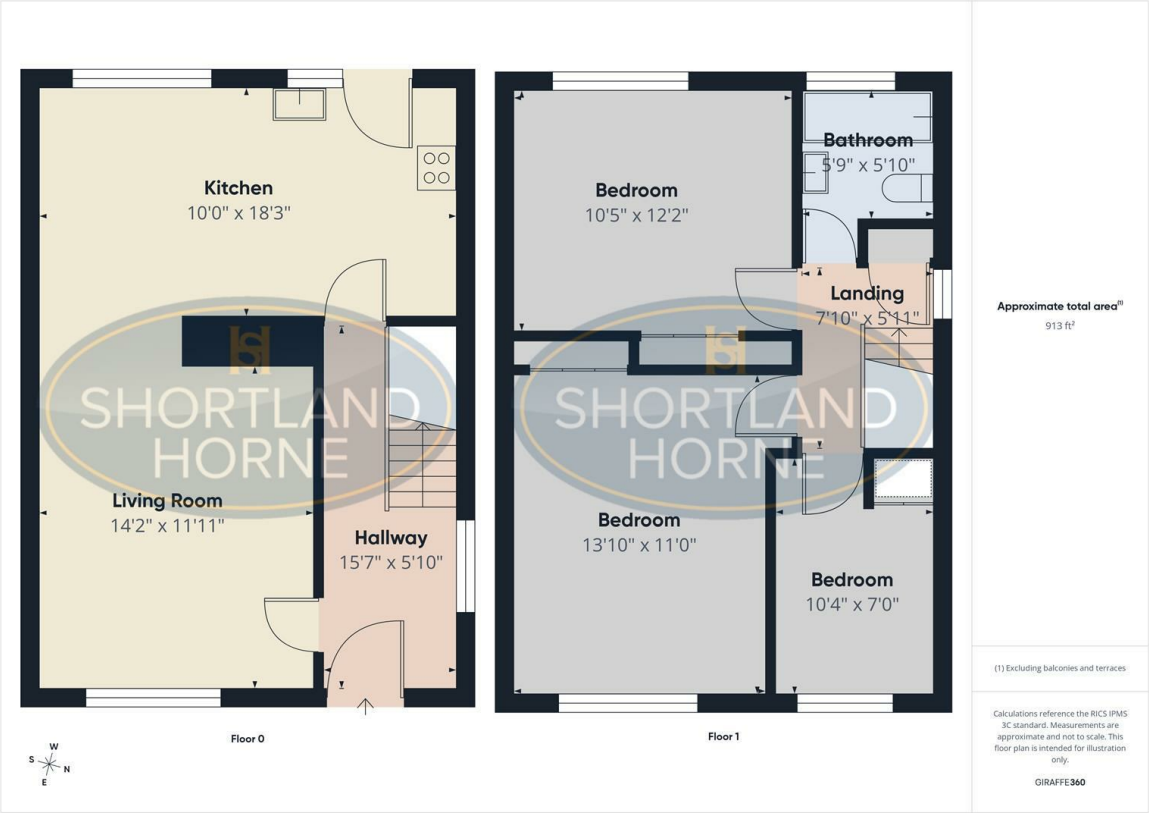
Bedroom
3.15m x 2.13m

Bathroom
1.75m x 1.78m

OUTSIDE

Garden

Floor Plan



Total area: 913.00 sq ft

Disclaimer

Services All main services are understood to be available. Prospective purchasers are however recommended to verify connection with the appropriate suppliers.

Fixtures and Fittings Excluded unless referred to in the sale particulars. Photographs are for illustrative layout purposes only and items shown are not included unless specifically mentioned in contract documentation. Please note: wide angle lens photography may be used, in certain instances, sometimes resulting in slight distortion.

Viewing Strictly by arrangement Through Shortland Horne.

Measurements Room measurements and floor plans are for guidance purposes only and are approximate.

Purchase Procedure It is essential to contact our offices before applying for a mortgage or arranging for a survey on this or any other Shortland Horne property to confirm current availability.

Money Laundering We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or

employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Criminal Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Appliances We would ask that you note that the property may contain appliances that would warrant checking for satisfactory working condition and you may wish to arrange this at your own expense prior to legal commitment.

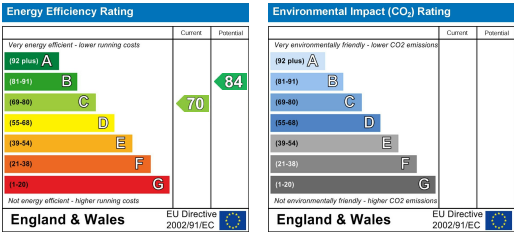
Referrals If Shortland Horne have introduced you to a Solicitor, Mortgage Advisor or Surveyor with whom we have a business relationship we are required by the Code of Conduct published by the NAEA propertymark to notify you that we will receive a referral fee. The fee for these services will vary depending on the transaction and intermediary may make to attract business.

Shortland Horne's Mortgage Advisor is Midland Financial Planning Limited, a partner practices of St. James's Place. For referring business to Midland Financial Planning Limited Shortland Horne will receive up to 50% of any commissions earned. You do not have to use the service of any of our providers and can choose to source the service from someone else. Any advice that is provided will be independent.

Location Map



EPC



02476 222 123

lettings@shortland-horne.co.uk @ShortlandHorne

shortland-horne.co.uk Shortland-Horne

Trusted
Property Experts